

# \$599,900 - 410, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2187915

**\$599,900**

2 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience Luxury Living at the Gateway  
Condominium Development

Situated in the heart of the vibrant West District community, this meticulously upgraded home offers an exceptional blend of style, comfort, and convenience. The standout feature of this unit is its south-facing balcony, providing panoramic views of the Rocky Mountains and filling the space with an abundance of natural light throughout the day.

The interior exudes modern elegance, with herringbone luxury vinyl plank flooring, 9-foot ceilings, and a sophisticated, cohesive color palette. The chef's kitchen is a true highlight, featuring a 10-foot island with ample cupboard space, premium stainless-steel appliances including a gas range, built-in electric oven, integrated refrigerator, and dishwasher.

Adjacent to the kitchen, a versatile den which offers the perfect space for a home office or study. The open-concept layout of the kitchen, dining, and living areas makes it an entertainer's dream.

The spacious primary bedroom boasts a walk-through closet and a luxurious 4-piece ensuite with double vanities, a glass stand-up shower, and sleek tiling. The private south-facing balcony off the primary bedroom provides an idyllic space to unwind while



enjoying stunning mountain views.

Constructed with steel and concrete, this low-maintenance home is perfect for professionals or retirees. It comes complete with underground parking and in unit storage - offering practical solutions for your storage needs.

The building amenities further enhance the appeal, including an owner’s lounge, rooftop patio, bike storage, concierge services, and a secure parkade. Located steps from restaurants Una Pizza and Blanco, shops, and wellness studios, this property delivers the best of modern living in an unbeatable location.

Don’t miss your chance to own this stunning, south-facing home with breathtaking mountain views and first-class amenities!

Built in 2023

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2187915       |
| Price          | \$599,900      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,026          |
| Acres          | 0.00           |
| Year Built     | 2023           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 410, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 6B6 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Stall, Titled                         |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                   |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| # of Stories      | 5                                                                                   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 23               |
| Zoning         | DC               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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